



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, October 17, 2019 at 2:30pm.
Patio Clubhouse

CALL TO ORDER AND PROOF OF NOTICE: President Sam DeAngelo called the meeting to order at 2:30 pm. Notice was posted per Florida Statute 720.

QUORUM: Present at the Board meeting was Sam DeAngelo/President, Lyle Kienitz/Director, Howard Grubb/Treasurer, and Paul King/Director. Eric Dobis/Secretary, Norman Lewis/Vice President, and James Larr/Director were present via conference call. Lindsey Rhoades was present from Sunstate Management group.

MINUTES: **MOTION** made by Paul King and seconded by Howard Grubb to accept the September 19, 2019 minutes as amended. Motion passed unanimously.

PRESIDENTS REPORT- Sam thanked Norman for chairing last months meeting. Ladies Wine Wednesday will begin on the first Wednesday of November and Pickleball will begin on the first Thursday of November at 8am. Jane Rodgers reported that the new recycling begins Jan. 6, 2020. The carts will be delivered between December 2 and December 13, 2019. Further information on this will be posted to the website.

ARB APPLICATIONS:

- **454 Pendleton Ct.** – Install curbing around the flower beds and AC unit. **MOTION** made by Lyle Kienitz and seconded by Howard Grubb to approve this application. Motion passed unanimously.
- **530 Pendleton Dr.** - Replacing the head of the lantern and sensor. Painting it the correct color. **MOTION** made by Lyle Kienitz and seconded by Paul King to approve the application. Motion passed unanimously.
- **540 Pendleton Dr.** Replace two beams over the entrance and paint proper color of Association standards. **MOTION** made by Paul King and seconded by Howard Grubb to approve the application. Motion passed unanimously.

SALES APPLICATIONS: None. The owner of 426 Pendleton Dr. attended the meeting and introduced himself.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the report. **MOTION** made Paul King and seconded by Lyle Kienitz to approve the September financials into the corporate records.

COMMITTEE REPORTS:

Landscape Committee – Lynn gave the report. The grass will be cut every other week beginning this week. Artistree did 8 hours free of charge because they were short in their time on property. There is an information box under the pavilion that any requests or concerns can be put – Lynn and Linda Lewis will be checking that and making sure that all concerns are handled.

Irrigation – Sam DeAngelo gave the report. There has still been an issue with the control panel. He would like reports from the residents on what is working and what is not working. He is in constant contact with IDA. The system needs to be constantly monitored. Any issues can be put in the box at the pool.

Pool Committee – Norman Lewis gave the report. Everything is running fine. The concrete and pool furniture/deck is being cleaned today. The surge protector is in and working from the last lightning strike.

Reserve and Fiduciary Review – Jeri reported that she has 75 owners insurance and is working on the rest.

Social Committee -Halloween Pot Luck on Oct. 30 at the pool. Wear a costume if you would like.

Villas Rules & Regulations Committee – Paul King asked about specs with the ARB. He is going to be the liaison from the Board on the committee to discuss specs for glass doors/windows etc. Norm Rao and Anita Justice will be involved as well.

Welcome Committee – Nothing to report.

NEW BUSINESS: -

- **Pad for mailboxes to be poured** - \$750 for the pouring per bid from O'deh Home Improvement with some addons. **MOTION** made by Paul King and seconded by Howard Grubb to approve the bid to pour the pad. **MOTION** made by Howard and seconded by Paul King to pull from the money for the concrete pad from the unrestricted reserve account. Motion passed unanimously.

UNFINISHED BUSINESS –

- Sam spoke of the Amended Documents that were passed out as drafted by Jeremy Anderson, the attorney. The board will have a meeting to discuss and then once they are approved by the Board, they will be distributed to the membership for a future vote.

HOMEOWNER INPUT:

- Windows/Irrigation/Lawn Contract were discussed. IDA - Irrigation leaks at the windows - \$150 charge per home.
- There is a bat issue on Pendleton.
- No Masters Meeting last night – but it is the 23rd. The Board voted that the dues will be going up \$12/year.

MOTION to adjourn was made by Paul King and seconded by Howard Grubb. All in favor. Meeting was adjourned at 3:54 pm.

The Next Board Meeting: Special Meeting TBD – next scheduled meeting - November 21, 2019, 2:30pm at Patio Clubhouse.

Respectfully Submitted,
Lindsey Rhoades/CAM
For the Board of Directors